ADAMS EXPRESS CO. **SELLS 61 BROADWAY**

32 Story Structure Is Taken Over by Syndicate of Prominent Operators.

89,250,000 REPORTED PAID

Realty Activity Is Well Distributed Throughout Manhattan and Bronx.

Engress Company to Robert E. Dowling, House,

The building has a frontage of 164.10 In Broadway, 110.9 in Trinity place and Goldberg 2161 Crotona 202, the whole block, in the north side family dwelling, 22x100. of Exchange alley. It was designed by the late Francis H. Kimball, architect, and has a facude of marble and light

company some time since, now buys back a half interest, the remainder passing to Mr. Himon and Mr. Morgenthau. Dowling stated that the property has out of the market.

Last December the City investing

Company, of which Mr. Dowling is also president, sold its building at 141 Broad-iray to Grigori Benenson, Russian bank-er. The sale was the inrgest closed Tinton avenue. Company, of which Mr. Dowling is also er. The sale was the largest closed Tinton avenue.

The cost of electric wiring has inlast year. The present deal is the S Soraci sold for the Central Union creased 186 per cent.; glass and glasing.

largest consummated this year.

Tout Company 184 Kelly street.

269 per cent.; hardware, 212 per cent.;

Offer Made for Skyseraper.

While no contracts have been signed While no contracts have been agreed as still offers have been made to the Co-lumbia Trust Company for the Colum-bia-Knickerbocker Trust Company Build-ing at 58 and 60 Broudway, northeast corner of Exchange alley, through to

Leon C. Losere leased store at 2205 meet insuring insu

Investor Assembles Plot.

Douglas L. Elliman & Co. sold for ty-fourth street, a three story dwelling, 17x162.2; also for Mrs. M. Aaron the similar three story dwelling adjoining at 133. The buyer now controls a piot 24x162.2, which will eventually be improved with a single residence for his

West Thirty-sixth street, a four story Corporation, a submidiary of the Metro-politan Electrical Supply Company, who will occupy the store and basement.

Washington Heights Sales.

George A. Rowman sold fer John F. Hause six story elevator apartment at fourth loft to Charles Geisenheimer and T19 West 186th street, 85x110. The top floor in 28 West Thirty-first street to Merit Dress House.

proximately \$27,000. E. E. Thomas and Thomas R. Craw-ford sow 435 West 162d street, a three story dwelling, for the Cameron estate.

Other Dwelling Purchases.

Frederic H. Allen of Frederick Zittel & Sons sold for Alice P. Mendenhall. represented by Earle & Calhoun, 211 West Heventy-fifth street, a five story dwelling, 20x102.2, to a builder for ai-

Douglas Gibbons & Co. sold for Walter Brooks of Brooks Bros. ave story dwelling at 108 East Seventieth street, Douglas Gibbons & Co. and Roland-

Whiting Company sold 249 East Fortyninth street, four story dwelling, to Mrs.

Scottish Company Sells. Spear & Co, sold to David Zipkin for

Scottish Widows Assurance Company of Glasgow, Scotland, twelve story loft at 684 Broadway, northeast corner of Great Jones street, through to Great Jones alley. The structure was built by the late Philip Bruender. Cravath & through Champ & Dasey to Nils Benzon the late Philip Bruender. Cravath & through Champ & Dasey to Nils Benzon of Bech, Van Sielen & Co. 2. Colonia: 158th street, and to a Mr. Lutelser Arastein & Levy represented the buyers. Arnstein & Levy represented the buyers.

Other Loft Purchases.

Thanheimer Bros., Inc., sold for the County Holding Company, J. Crittenten Adams, president, the seven story loft. 40x115.5x119.5, at 120 and 122 West Thirty-first street, to Rosenberg Holding Company. The brokers have been ap

pany, Inc., sold 55 West Twenty-fourth street, a six story toft building, 25x100, through L. J. Greenberger. Meister Bullders, Inc., resold through

Stebbins Realty and Construction Com-

Finkleston & Son to Joseph H. hwarts, eight story loft, 33285, at 334 Howery. This building purchased by the sellers. This building was recently

H. H. Davis represented the buyers. St. Luke's Hospital has obtained from the Supreme Court permission to sell the property at 391 Broadway for \$85,900, R. B. DULA BUYS GRACEMERE. and also the property at 426 Broome street for \$32,000, two five story lofts, each 25x100.

Buys in Minetta Street. Pepe & Bros. sold for Anthony W.

Watson 14 Minetta street, two story dwelling, 19x80.

Other Manhattan Sales.

Folsom Bros., Inc., sold for Howard Conkling and estate of Alfred R Ing two five story tenements, 50x100, at

13 and 15 Roosevelt street. Charles M. Baldwin seld 437 Fourth avenue, between Twenty-ninth and Thir- rectors of the Bronx Board of Trade: siecess, for Dr. John Rogers, S. Zaleschitz, tenant, occupying the store civic bureau Martin Walter; third vice

at \$200,000. and \$426 Brundway, held RENTS INFLUENCED Frederick Brown bought from Mary went Borden 14 West Forty-fifth street,

Owen Borden 14 West Forty-fifth street, a five story building, 21x100, through Albert R. Ashforth, Inc.

The Finahrel, at 317 West Ninety-ninth street, purchased recently by Irving Judia and Joseph Silverson, Ins been resold to the Abrema estate through James Boyd, The structure is eight streets. James Boyd. The arrection to seven toories and rents for \$40,000.

George N. Bruno & Co. sold for Frank Pagliaro 167 East 186th street, four

story tenement, 23x100.
S. Soraci sold for Joseph Cohen 205
Fast 112th street, a four story houses.
Cox100; also for L. R. Da.e 2268 First
avenue, a single flat with store, 20x100. Ames & Co. sold to Harris Brown the three story building, 242 West Twentyseventh street, 25x98.9.

Buyers in The Bronx.

Company, Inc., bought 1944 Sheridan Appeals. In supporting these bills the avenue from George and Eliza Blumen-Ownership of the Adams Building at that a five story new law house, 50x160, 57 to 61 Broadway, through to 23 to 41 through L. J. Greenberger. The same

fouse, through Kurtz & Uren. Wigdor & Reich rerold 44 Buchanan Robert E. Simon. Henry Morgenthan place and 2440 Grand avenue, southeast and others. The nurchuse price was corner, two five story apartments, 100x 29,350,000, subject to a first mortgage of 100, containing forty-five suites. The \$2.000,000 and a second mortgage of sellers acquired the property recently costs to-day to build two and a half \$2.400,000.

or also sold for Daniel H. Jackson 1064 creised 100 per cent.; lumber and mar Morris avenue, a three story brick two rials as follows:

family house.

James E. Barry of the Knap & Wassen Y. James E. Barry of the Knap & Wasson Yellow pine timber.
Company sold for Samuel Belkin to an Spruce timber.
Investor 161 East 188th street, a five tab flooring mtory apartment, 16x100, renting for Maple flooring 111,000.

Commercial Leases.

Toust Company 744 Kelly street.

office of the trust company it was at ted to R. B. & L. Cigar Company corner on the capital invested. In addition to number of small properties have changed yesterday that while offers had been restore at 133 Fifth avenue, southeast cortice is a very ordinary return on the capital invested. In addition to number of small properties have changed that while cost of overything that enters ownerships at prices far in excess of

store at 133 Fifth avenue, southeast correctived, the building had not been sold.

Sale Near the Park.

Pease & Elliman sold the five-story building at 2 East Staty-seventh street. Southeast corner of Forty-sixth street and Madison avenue: sixth street and Madison avenue: sixth street and Madison avenue: sixth street and Madison avenue: Fourth floor to the Russian Embassy districted for the building. Southwest corner of Forty-sixth street and Madison avenue: sixth street and Madison avenue: Fourth floor to the Russian Embassy districted for the building. Strike after strike, delay in obtaining material, has retarded progress and

min Zinn two story building at 232 West buildings can be altered to meet modern Fifty-eighth street for seven years to conditions. Lewis E. Gensler of the Howe Rubber Company.

B. Fatzman and lofts to Kantor & great war there has always been a great war there has always been a remember and Leo Roth and lofts to Schwarz Brothers and Natanson, Rosenthal Schwarz Brothers and Rosenthal R

Ames & Co. leased to Harry Goodman be as efficient as it was in 1914.

sing, 29x99, to the Portbush Realty | for twenty-one years, 17 East Thi legsee to improve the property into a four story store and loft building; also n 123 West Twenty-eighth street Westerly store to Reich & Weinstock third loft to Lowenberg & Barash;

Suburban Dealings.

ouse, with several seres, garage and

Drive at Malba on the Sound, L. I. Lewis H. May & Co. sold for Ellen M. Desmond property at 1144 Bayport avenue. Far Rockaway, L. L. a two and one-half story dwelling and bungalow, to B. Reiber

Real Estate Notes.

Porter & Co. were the brokers in the lease of the Colonial Hotel property at Eighth avenue and 125th street, report-

ed yesterday. William E. Herltage, Joseph A. Mc Canless and Edward B. Morris, who have been associated with Robert Farley Organization, have been elected vicepresidents and directors.

Regular meeting of the Building Man-

is to be considered and speeches will be deferred in order to give time for discussion.

L. P. & H. V. C. Fish sold for Henry Mrs. Emily Wright, F. Fulling two nundred lots and old Colonial residence located in the White Plains Post road, between Bronxville

BRONX BOARD ELECTS.

The following officers were elected at and Malba, Long Island. the armual meeting of the Board of Di-Second vice president and chairman of and basement.

James H. Cruikshank purchased from Se corporation of H. A. Cohen 77 East 19th street, adjoining corner of Park avenue, a five story flat, 33.9x160 through Harry Sugarman.

Douglas L. Ellman & Co., Inc., sold for the Seventy-fifth street, a four citery firt, 28x162. Warren & Wetmore tary firt, 28x162. Warren & Wetmore are planning alterations into modern Parks J. Welton bought from James the seven story apartment, 56x secretary.

BY BUILDING COSTS

Approximate Increase in Six Years of Several Basic Structural Materials.

At the request of the Real Estate Board of New York bills have been in troduced at Albany to exempt the interest from mortgages from the income tax, and to permit appeals from docisions of the Tenement House Commissioner to the Board of Standards and

None of the measures introduced at Albany at this session ostensibly to aid Trinity place, a thirty-two story office Elton avenue, a two story taxpayer, 50 structure, has passed from the Adams x100, opposite The Bronx County Court ing shortage in housing and the Rouse Courses to Robert E. Tareller, House Chronich Force & Courses in housing shortage in housing shortage in housing shortage. til there is a change in the price of labor, in the efficiency of labor, and in cost of materials.

from Laubenheimer & Kleinschmidt.

Otto C. Boden, Jr. resold to Herman
Goldberg 2161 Crotona avenue, a two
fore, get for such an apartment two and family dwelling. 22x100.

Joseph Shenk sold to a client of Kaplan & Blackner 516 to 518 East 175th
street two six story apartments, renting
The owner of an old building, the value Selected brick, with comparatively little Minnie Murphy estate sold 2315 Crolimestone trimming.

Mr. Liowling, who is president of the Adams Building Company, and who sold the apartment, 27.4x\$0, to an investing client of Jacques Polintschek. The same broken the greater part of his interest in the company was the selection and the property was approximately appr

heating, 265 per cent ; painting, 165 per cent.; plumbing fixtures, 205 per cent. Leon C. Losere leased store at 2266 meet fabrications, 525 per cent.; junitor

ing at 58 and 60 Broadway, northeast corner of Exchange alley, through to New street. The structure is twenty-three stories high and measures 57.4 feet in Broadway, 66.19 feet in New street and 132.7 feet in the north side street and 132.7 feet in the north side of Exchange place. The property is valued at about \$4.000,699. At the table of Exchange place is the property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet in the north side of Exchange place. The property is the feet of the table commissions or authorizing the city to build and rent housen at cost or to fix a reasonable return on capital invested are futile. All that can be obtained now from real estate at the property is the feet of the table of the table of the feet in the feet of the table of the feet of the fe labor, and the uncertainty of the labor applies to side street holdings, which are situation.

Henri P. Wertheim van Houseiom. The latter erected the house from plans by John H. Duncan, about twelve years ago. The dwelling, which contains a squash court, is considered one of the finest of its size in that section. the property, will occupy the twelfth ing situation is to make mortgage money and thirteenth floors.

Huberth & Huberth leased for Benjalaws a little less stringent so that old laws a little less stringent so that old

"It may be said to urge building that there will be no decrease in the cost of Manheimer Brothers, Inc., leased for buildings for several years to come, but Ryweel: & Breger stores at 168 West experience has shown that after the in-Twe-my-ninth street to Max Winter and flation which inevitably comes following Sales North of Herald Square.

H. M. Welli Company resold 222 and 224 West Thirty-seventh strett, two four story buildings, 37,6x169, for the Assets Realty Company.

Son and Leo Roll Matanson, Rosen-feld & Son.

H. M. Welli Company leased 222 West Thirty-seventh strett, two four story buildings, 37,6x169, for the Assets Realty Company.

Son and Leo Roll Matanson, Rosen-feld & Son.

H. M. Welli Company leased 222 West Thirty-seventh strett, two four story buildings, 37,6x169, for the Assets Realty Company.

Samuel Hecht and Augustine Seld for to hard work after a great war. It will be several years before labor will be several years before labor will also abut the Fifth avenue.

first street. It is the intention of the OPERATOR BUYS AND SELLS O N"HEIGHTS"

Multifamily Structure Deals livolvng Millions.

Josep's Shenk purchased from th ington avenue, Brooklyn, 20x107, for sold the property to a client of Joseph Miss Ada C. Williams. Harrison. From Mrs. James Madden Harrison. Charles C. Stelle sold for Henry W. this operator purchased the northwest Kirkham three story dwelling at 114 corner of Broadway and 136th street, a Park place, Brooklyn, to Margaret Kil- six story building, 100x100, and r.m. s client of Samuel Wacht, Jr., through B.
Charles Partridge sold two four story Harris the six story structure, 100x100, double brick apartments at 724 and 725 at the southeast corner of Convent ave Bergen street, Brooklyn, for Mary L nue and 149th street, containing thirtyibbons.

William S. Denison & Co. sold for the held at \$250,000. The property was im-Mme. Obey estate 454 Quincy street, mediately resold through the same Brooklyn, a three story dwelling, 20x100. broker to a client of Michael Kaufman. Mr. Shenk also purchased from Isidor Geller the five story flat, 50x125. Pease & Elliman leased furnished to and 61 Nagle avenue, renting for \$14.

Dudley Sicher the Bradford Rhodes 000 and held at \$100,000; house, with several acres, garage and To a client of Jules Nehring, Inc., the foutbuildings, on east side of Weaver two six story elevator houses, 100x120, street, in the town of Scarsdale. M. A. Broderick of Fonkers sold for Mrs. Jennie Dinsmore to a Mr. Tey one Morrison & Schiff the six story fifty 54x115.

CASINO THEATRE LEASED.

There was recorded yesterday a lease avolving the Casino Theatre at the southeast corner of Broadway and 39th street. The lease is for five years from April 30, the annual rental being \$40,000 net. Sam S. and Lee Shubert, Inc., are the lessees. The property is owned by the Bixby estate.

GREENWICH, Conn., 'eb. 6.—The Mead comestend on North Maple avenue, built has been sold by the heirs of Brown, of 1850, has been sold by the heirs of slomon Mead to Ernest W. Brown, of agers and Owners' Association will be Short Hills, N. J., the present tenant, held next Tuesday evening at 47 East The property includes a large stone rest.

Twenty-fifth street. Important business dence and four agrees of land or the constitution of the constitutio Figur & Feinberg sold to the Van De-beld next Tuesday evening at 47 East. The property includes a large work for \$14,900. It to be considered and speeches will be avenue. The buyer intends to develop a avenue. The buyer intends to develop a portion of the acreage with several small Colonial dwellings. The sale was nego-tiated by Ladd & Nichols. The sellers were S. Cristy and Edwin Mead and

NEW BROKERAGE FIRM. E. Oliver Champ, secretary of the Realty Trust and formerly connected with the Ziegier estate, and Robert W. and Tuckahoe, to R. B. Duia, who, it is announced, will develop the property in Dasey, formerly of Cross & Brown Comthe near future. The estate is known pany, who recently returned from active as Gracemers. ship under the firm name of Champu & Dasey, with offices at 212 Broadway,

> AUCTION RESULTS YESTERDAL.
>
> [AT 14 VESEY STREET.]
>
> By Samuel Mars.
>
> 11STH ST, 342 E, s. 150 w 1st sv. 25x100.10,
>
> 2 story dwig: Adetaide O Ryan vs Anna
> Bartels et al; Foley & Martin, attys; Wm
> Allen, vef; partition. Sold to the defend-AUCTION RESULTS YESTERDAY.

[AT \$208 THIRD AVENUE.] By Joseph & Co.
JESSUP AV 1502. e = 130.3 a Featherbed
lane. 75x160, 2 story dw's: Wary I o'd
va Francis Wooley et al; Wm F Wund,
atty: Louis Fabrican: rest un- at
\$0.676.73; taxes, &c. \$870.50. Soid to Timothy S Sullivan. \$10,675

Manhattan.

CANAL ST. 200-330. to two 6 story factories:
Mrs J Kranich, 250 W 88th at, ewact; A
Baylles, 66 Bible Hosse, architect...\$3,000

Fine Houses at Reasonable Prices

We offer for sale the following as the best houses at the prices quoted. We have personally inspected them and strongly advise their purchase, as the prices of private houses will be very much higher on account of the great demand for housing of all kinds.

Between 5th and Madjson Avenus, excellent block, 20 foot 4 story and basement house, in good order; 4 masters, 4 servants' rooms, 3 baths, close to Park entrance; 865,000. In very desirable block, protected by restrictions; 23 foot 51/2 story American basement with 4 master's, 5 servants' rooms and 3 baths; elevator; especially well adapted for entertain-ing; \$110,000.

ing: \$110,000.

Between 5th and Madison Avenues, 28 foot 5 story American basement, with 9 masters, 12 servants' rooms and 7 baths: decorated by French & Company: in brautiful order; elevator; and has every modern convenience; price recently reduced to \$185,000. Very easy terms. On 5th Avenue, unusual modern freproif 5 story American basement, nearly 40 feet wide, with 7 master's, 12 servants rooms, 8 baths; very luxurious house in basutiful condition; exceptionally good rear; to be sold to close an estate; price very reasonable.

Town Dwellings and Country Estates

340 Madison Ave., N. Y. Tel. 6200 Murray Hill.

TRADE TO ABSORB HOYT RESIDENCE

Dressmaking Concern, New Located Next Door, to Enlarge Its Establishment.

the high cost of everything that enters ownerships at prices far in excess of into building, there is the inefficiency of those maintaining a year ago. This also

The instead sale to be reported in the section involves the five story modern American basement dwelling at 736 Pifth avenue, for the past twelve years the home of Mrs. Louise T. Hoyt. Mrs. Hoyt acquired the land, then vacant, somewhat more than a decade ago, from Charles W. Morse, who also owned and resided at 724, adjoining. The latter house was sold several years ago by Mr. More to Farquharson & Wheelock, dressmakers, who since have occupied the premises. The concern is the purchaser of 726 and will enlarge their extablishment and occupy both structures. Pease & Elliman, the brokers in the sale, report that the purchase price approximates \$600,000. So far as can be remembered this establishes a new record for inside lots in Fifth avenue between Forty-second and Fifty-seventh

which will also abut the Fifth avenue street of 100 feet. Duveen Bros. occupy the Fifty-sixth street corner.

\$1,000,000 PLANT SOLD.

The plant on the bank of the Hudson Edgewater, N. J., formerly used by the Pyle estate for the manufacture of Pearline has been sold, according to report, to a foreign corporation. Brooklys Transactions.

Bulkley & Horton Company sold two and one-half story dwelling at 220 Lex
Brooklys Transactions.

Bulkley & Horton Company sold two forty-two family apartment house, 125x distance and contains several large and one-half story dwelling at 220 Lex
117, at 559 West 164th street; also rebuildings and a number of smaller ones. It is said to be valued at \$1,000,000.

REAL ESTATE AT AUCTION. JERE JOHNSON, JR., CO., Auctioneers, 193 Mentagne et., Brooklyn, N. Y.

CITY REAL ESTATE. BROKERS & APPRAISERS Ceitner, Brener & Ceitner Inc.

PROSPECT & WESTCHESTER AVES. BRYAN L. KENNELLY Real Estate Broker, Appraiser & Auctioneer 156 Broadway. Telephone 1547 Cortlandt.

HOMES WITHIN THE HOUR
ALL SECTIONS,
85,000 to \$50,000.
J. CLARENCE DAVIES.
JOHN 600L

From Batlery to 14th St., Incinsive FROM February to 18th Sec. actions of fice building at Washington and Albory sta. 127 800 square feet, by floor or entire building: under net rental II years. AMOS LAMPHEAR, 10 Wall st. SALE or lease, 5 story fiat, sustable any business. 124 Bank st.; substantial build-ing. MITCHELL. 1 East 42c.

Washington Heights, Above 125th St West of 8th Av. IMMEDIATE POSSESSION. 62-47 West 14th, near Convent av.—Four story American basement 12 room private dwellings, every convenience. Caretaker, or dwellings, every convenience. Caretaker ALEXANDER SELKIN, 882 Prospect av.

Plots from 5,000 to 60,000 square feet with railroad frontage and siding; unre

Particulars from JOHN A. RAPELYE, JOHN M. PERRY Broadway, Elmhorst. TWO story building and dock at East River, about \$1,000 square feet; use of 10 ton travelling crane. SEXAUER & LEMKE, INC., 801 Vernon av., Long Island

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent. LONG ISLAND CITY.

5,000 to 100,000 square feet spacearly occupancy; will build to suit.

ROMAN CALLMAN COMPANY,

Builden Piles, Building. LONG ISLAND CITY

JEREMIAH ROBBINS. BABYLON, L. I. TEL BABYLON-22.
BATSHORE AND VICINITY REAL ESTATE,
TERRY & BREWSTER, Bayshore, L. 1. FAR ROCKAWAY. House on large plot of ground; near occup. 70 Lonox av., apartment 61. Tel. 4797 Harlem.

ALONG THE SOUTH SHORE,

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

READERS of the last Sunday Sun and Herald who desire information relative to the homes described in "Home Hunting Journeys Through the Suburbs of New York" can obtain same by sending us their name

Rickert-Brown Bralty Co. Tel. Mur. Hill 1130, 52 Vanderbilt At.

and address.

FREEPORT Houses of Every Description: \$4,000 to HENRY J. McCORD,

Furnished Cottages



I. G. WOLF. Exceptional bargain on the North Shore ROCKVILLE CENTRE Homes & Home Site Specialists. If it's W. Hennings, opp. Sta. for sale we have it.

NEW ROCHELLE. A REAL BARGAIN e living room, open fireplace, sun parlor, o date in every respect; hot water best, and electricity; white and mahogany; tarage; exceptionally large plot.

ROCHELLE PARK

Vine home, 9 rooms, 2 haths, hot water heat, as and electricity: large living room, open fireplace; plot 100x130; garage. Asking \$18,500. Open to offer.

T. J. Sullivan, Inc. 20 North Av. Phone 3756

IN IRVING'S COUNTRY

High up and commanding a great view of Hudson River and country, new brick and stucco bouse, 12 roms. 2 baths, hot water heat, electricity; garage, 2 cars; greenhouse, 2 acres; asking \$27,000, whichis low.

Murray Hill 6927. T E. 414 St. N. Kenneth Ives & Co.,



"ALONG THE SOUND" REAL ESTATE. Chas. Field Griffen & Co., 11 East 42d St. Murray Hill-6441.

COMMUTER'S HOME. 45 minutes from Grand Central Depot; 7 rooms, bath, hot water heat, electric light; ell improvements; 3 minutes' wair station; delightful location; \$3,000 cash; \$3,000 can remain on mortgage. SHELLEY BROS., Vathalis. N. Y. CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts, 18 East 41st st. Murray Hill-9338. New York State-Sale or Rent.

ood built ten room residence, modern im-provements; plot 75x140; beautiful loca-en on Hudson. CONRAD HUBNER, ony Point, N. Y. Connecticut-Sale or Rent CHOICE PROPERTIES | RELIABLE VALUES GREENWICH-STAMFORD Section EDW'D H. PECK, Tel. 1610 - Vanderbill Care S. OSGOOD PELL & CO.

BUNGALOW Simplified Housekeeping Jimmediately available Six rooms, bath, hardwood floors and trim steam heat, open fireplace; five minutes stas, s. WALSTRUM-GORDON & FORMAN, Broadway, N. Y., Rector-77 Ridgewood, N. J., Tel. 555. Furnished house for rent; six rooms and bath, all improvements; two minutes to station; \$190 per month, yearly lease; reference required. BROWN, \$23 Washington av., Believille, N. J. BELLWOOD PARK, via Bris Raliroad

ton av., Believille, N. J.
D. F. UPDIKE, 108 Depot Ave., Plainfield, N. J., is selling auburhan homes to
Kew York people. Write him.

ENGLEWOOD, N. J. and Vicinity
Englewood, M. J. and Fainte H. Weatherby & Co., Englewoo', N. J. HACKENSACK HEIGHTS, fine homes, \$6,000 pp; \$1,000 fown, balance like rent. HOUND-ABY REALTY CO., 30 Church st., N. Y. RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Butherford PARM PROPERTY.

FARM, Sangerlies, New York entrance Cata-kills: To acros; new 14 toom house: light faroughout; heat, forpiture, aricalan well, barn, tuitdings, implements; bargain; possession; tutidings, implements; bargain; possessain; plotos; private treaty. WM, CAVANAGII, Germantown, Pa.

BUSINESS PLACES TO LET.

From Butlery to 14th St., Inclusive.

Langdon Building 309 Broadway New York

We are authorized as exclusive Net York agents to offer for sale the

REAL ESTATE-OUT OF CITY.

Florida-Sale or Rent.

Ocean Front Villa Sites America's Riviera

AT FAMOUS

Palm Beach

7000 feet of frontage running through from the Atlantic Ocean to Lake Worth with an average depth of 350 feet is now offered for sale in plots of not less than 300 feet frontage each at \$150 per foot. Restrictions of one Villa per plot. M. MORGENTHAU. Jr., President,

205 Broadway, New York PALM BEACH REALTY SERVICE

REAL ESTATE WANTED.

M. MORGENTHAU, JR., CO.

WANTED-To buy or lease several pieces of choice real estate; brokers protected. Julius Manger, Hotel Phone

> BEST & CO., 5th Ave. at 25th St. Require at once

Netherland.

Plaża 3700.

about 2.560 sq. ft. net for the bianu-facturing of Boys' Clothing in the district bounded by 34th St., 7th Ave. to 42nd St. 9th Ave. Supply full particulars by letter to Philip Le Boutillier, or telephone Greeley 1274, Extension 192.

Require now or before January 1, 1931, about 12,000 sq. ft. net for the manufacturing of Men's Clothing in the district on the East Side from 42nd St. up. Supply foll particulars by letter to Philip Le Boutiller, or phone Greeley 1234, Extension 193.

Wanted to purchase, 20 foot private house, from 60th to 90th st., 5th to Park av.

J. CLARENCE DAVIES,
31 E. 42d.

WANTED—Dwelling below 50th st., west of Lexington av., to use for business purposes, 20-25 feet, not over \$40,000; early possession.

J. W. CUSHMAN & CO., 250 West 23d st., wast of Lexington av., to use for business purposes, 20-25 feet, not over \$40,000; early possession.

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J. W. CUSHMAN & CO., 250 West 23d st., wast of Lexington av., to use for business purposes, 20-25 feet, not over \$40,000; early possession.

J. CLARENCE DAVIES, Murray HIH 2287.

WELL, furnished, four room apartment; plane; immediate possession; call any time. 250 Nagie av., Apt. 2J. Dyckman st., subway.

1 EAST 661H ST.

Apartment two rooms, bath, two enormous closests, continuous heat, hot water, elevator; residential. Brooklyn. Siegel R. ZIEGER.

23 Park row. Beekman—8008.

FACTORY FOR SALE

21 Liberty St.

Phone John 222.

Reasonable to the Right Firms.

BUSINESS PLACES TO LET.

From Buttery to 16th St., Inclusive.

Lawyers' Opportunity

TO SECURE OFFICE SPACE IN

A HOUSE OF CHARACTER

There Will Be Available

Next May 1st

70,000 Net, Square Feet of Office Space

Approximately 6,000 Sq. ft. To a Floor in the

MODERN

Langdon Building

309 BROADWAY

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